



ROGERS MITCHELL COUNTY, GA FARM

HOPEFUL PARK RD
CAMILLA, GA 31730

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Property Overview



Sale Price

\$310,068

OFFERING SUMMARY

Acreage:

70± Acres

Price / Acre:

\$4,400

City:

Camilla

County:

Mitchell

Property Type:

Farms & Nurseries
Properties, Land
Investment

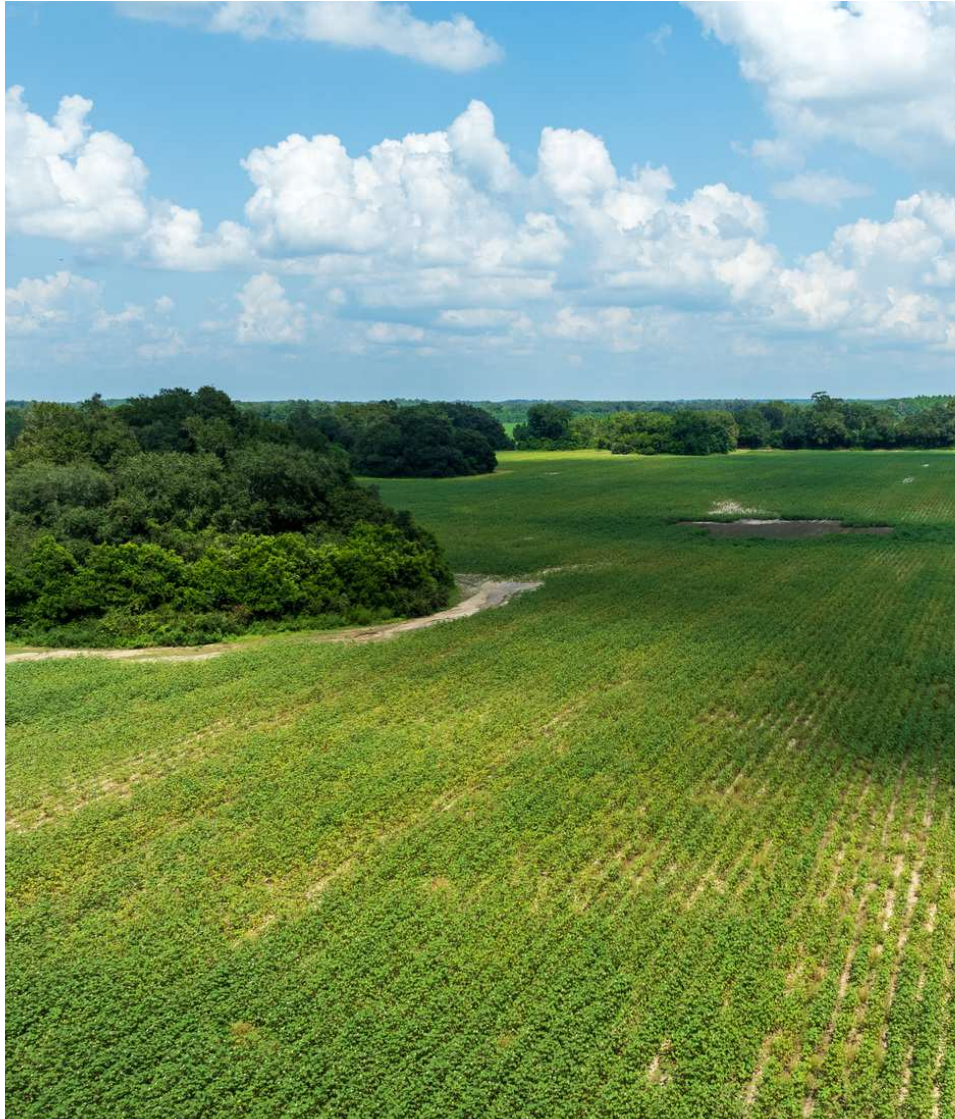
PROPERTY OVERVIEW

The 70± acre Rogers Farm located in Southwest Mitchell County Georgia is situated in one of the most productive agricultural areas in the Southeastern US. The Rogers Farm has been in the same family for generations, and farms seldom become available in the area. This is your opportunity to acquire a smaller acreage productive row crop farm to start a new farming operation or add to an existing farming operation.

Currently 59± acres, or 84% of the total acres, are planted. Plantable acres can feasibly be increased to 69± acres, or 98% of the total acres, by clearing the wide hedgerows. Alternatively, the farm could potentially be put in the CRP longleaf program or pasture, and/or managed as a small hunting property. The aesthetic Rogers Farm offers great country homesites.

There is 0.27 miles of frontage on Hopeful Park Road [county graded], and the paved Delwood Road is just 0.28 miles from the property. The Rogers Farm is situated just 4.5 miles east of the Flint River, world renowned for shoal bass fishing and holding large deer along Flint River corridor. Approximate distances to nearby cities: 16 miles to Bainbridge GA, 19 miles to Camilla GA; 24 miles to Cairo GA, and 36 miles to Thomasville GA.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Farms & Nurseries Properties
- Hunting & Recreation Properties
- Land Investment

Uplands / Wetlands:

0% wetlands

Soil Types:

Troup sand as are most farms in the immediate area.

Taxes & Tax Year:

\$633 per year. Enrolled in Conservation Use Value Assessment in 2020, expiring 12/31/2029.

Zoning / FLU:

Ag

Road Frontage:

0.27 miles frontage on Hopeful Park Rd [county graded].

Nearest Point of Interest:

The Flint River is 4.5 miles west of the farm. Approximate distances to nearby cities: 16 miles to Bainbridge GA, 19 miles to Camilla GA; 24 miles to Cairo GA, and 36 miles to Thomasville GA.

Current Use:

Dry land row crop farm.

Potential Recreational / Alt Uses:

Continue as dry land row crop farm, or potentially put in pasture or CRP longleaf program. Irrigation is a possibility, should an irrigation well permit be obtainable. The farm and area is aesthetic, and offers great country homesites. Ideal for managing as a small hunting property.

Land Cover:

59± acres, or 84% of the total acres, are planted. Plantable acres can feasibly be increased to 69± acres, or 98% of the total acres, by clearing the wide hedgerows.

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 00140-019-000

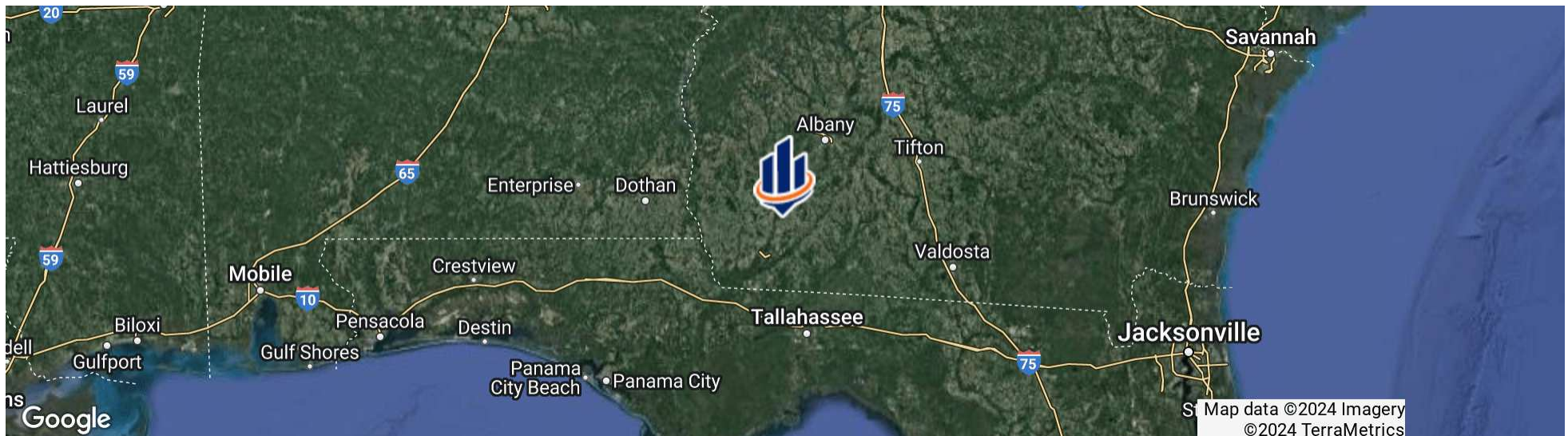
GPS: 31.0906472, -84.4270754

Driving Directions:

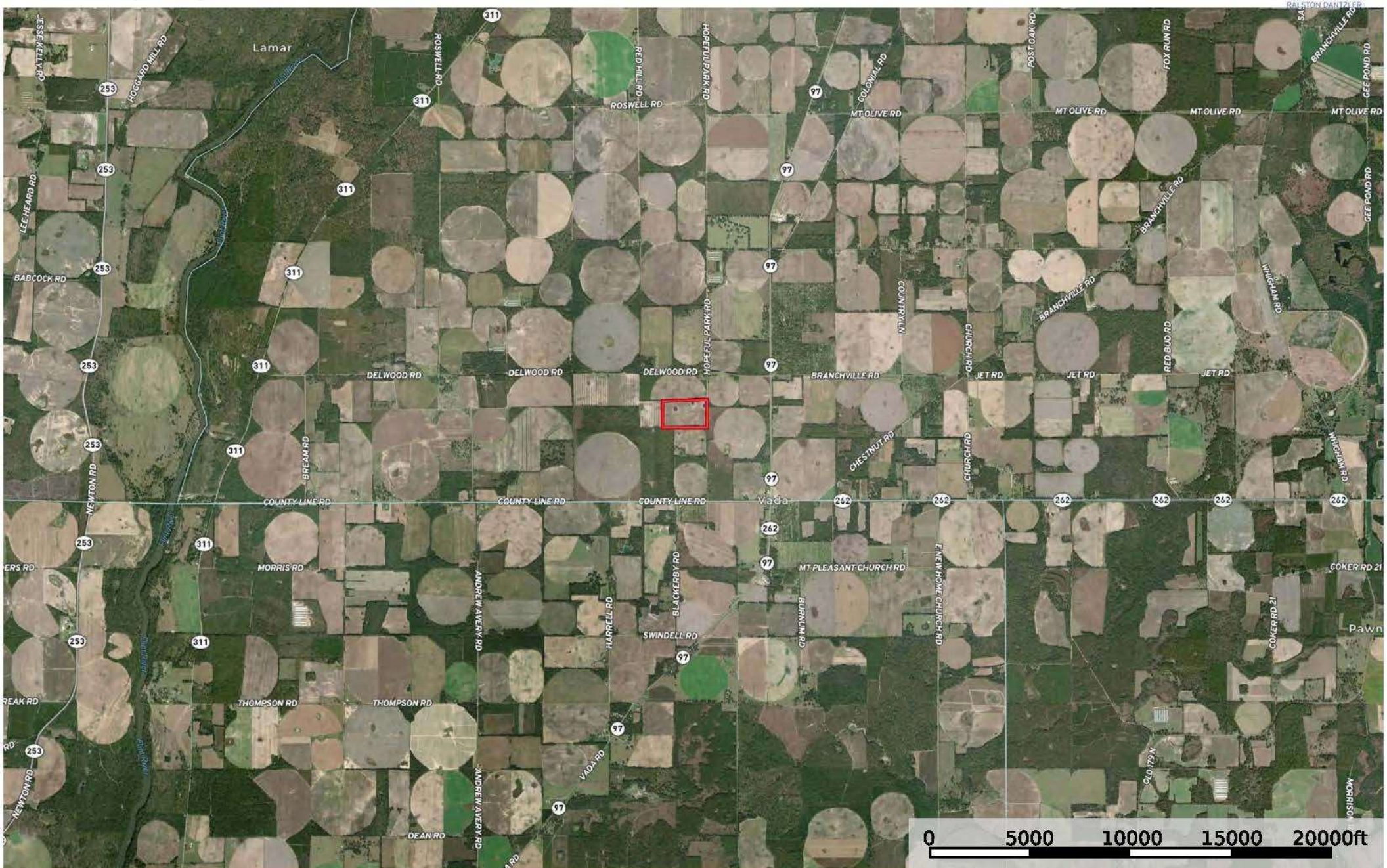
From Vada head west on County Line Rd 0.6 miles and take a right to head north 0.7 miles to the beginning of the property on your left.

Showing Instructions:

Contact the listing broker Mike Matre, ALC, RF, ACF at 229-869-1111 or mike.matre@svn.com.








Woods / Brush
Boundary



 Boundary

Additional Photos





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